157.0	0008	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	743,100 / 743,100
					USE VALUE:	743,100 / 743,100
					ASSESSED:	743,100 / 743,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
249		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUSSELL JEFFREY
Owner 2:	RUSSELL-TRAINOR STEPHANIE
Owner 3:	
Street 1:	249 RENFREW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TONG CHEUK YU EDWARD---ETAL -
Owner 2:	CHEANG SIO SAI -
Street 1:	249 RENFREW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Wood Shingle Exterior and 1766 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	323,100		420,000	743,100
Total Card	0.138	323,100		420,000	743,100
Total Parcel	0.138	323,100		420,000	743,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.69 | /Parcel: 420.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	105086
GIS Ref	
GIS Ref	
Insp Date	05/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0008-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	262,100	0	6,000.	420,000	682,100	682,100	Year End Roll	12/18/2019
2019	101	FV	216,800	0	6,000.	420,000	636,800	636,800	Year End Roll	1/3/2019
2018	101	FV	216,800	0	6,000.	354,000	570,800	570,800	Year End Roll	12/20/2017
2017	101	FV	216,800	0	6,000.	324,000	540,800	540,800	Year End Roll	1/3/2017
2016	101	FV	216,800	0	6,000.	276,000	492,800	492,800	Year End	1/4/2016
2015	101	FV	203,700	0	6,000.	240,000	443,700	443,700	Year End Roll	12/11/2014
2014	101	FV	203,700	0	6,000.	222,000	425,700	425,700	Year End Roll	12/16/2013
2013	101	FV	203,700	0	6,000.	211,200	414,900	414,900		12/13/2012

!12350!

PRINT

Date	Time
12/11/20	02:26:45

LAST REV

Date	Time
09/22/20	14:39:49
apro	
12350	

USER DEFINED

Prior Id # 1:	105086
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TONG CHEUK YU E	45657-53		7/20/2005		459,000	No	No		
SMITH ROBERT	23427-49		7/15/1993		177,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2019	741	Addition	90,000	O				
9/29/2005	896	Alterati	1,500	C		G7	GR FY07	INSTALL LVL BEAM-L
4/15/2005	250	Re-Roof	7,500	C				
9/27/1993	504		19,000	C				29 FT DORMER+BATH

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2020	Permit Visit	PT	Paul T
5/24/2018	MEAS&NOTICE	BS	Barbara S
11/13/2008	Measured	336	PATRIOT
11/15/2005	MLS	MM	Mary M
10/26/2005	Permit Visit	BR	B Rossignol
1/22/2000	Inspected	197	PATRIOT
12/2/1999	Measured	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33359373
Const Adj.:	0.98990101
Adj $ / SQ:	165.016
Other Features:	94870
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	396968
Depreciation:	73836
Depreciated Total:	323132

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

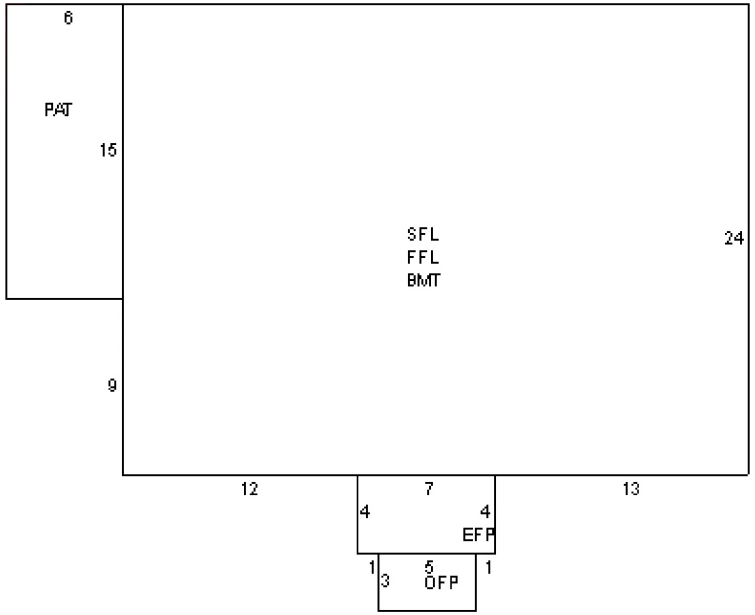
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	165.02
Special Features:	0	Val/Su Net:	132.58
Final Total:	323100	Val/Su SzAd	210.35

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	59.160	45,433
FFL	First Floor	768	165.020	126,732
SFL	Second Floor	768	165.020	126,732
PAT	Patio	90	5.940	535
EFP	Enclos Porch	28	71.870	2,012
OFP	Open Porch	15	43.560	653

Net Sketched Area:	2,437	Total:	302,097
Size Ad	1536	Gross Are	2437	FinArea	1766
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0008-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	11X12	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	